



Woodcote Green Road, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Attractive detached home
- Periphery of Woodcote Estate
- Short walk to town, station & schools
- Five well proportioned bedrooms
- Two spacious reception rooms
- Kitchen/breakfast room
- Downstairs cloakroom
- Modern family bathroom & W.C
- 64ft x 51ft secluded rear garden
- Huge scope to extend STPP



Offered with no ongoing chain and located on the periphery of the prestigious and highly desirable Woodcote Estate, this attractive and deceptively spacious detached home is such a great example that we believe it warrants a closer inspection to fully appreciate it.

The property enjoys lots of original character touches and is presented in good order throughout having been well maintained by the previous owners yet still provides plenty of opportunity for any buyer to place their own stamp on it, with huge scope to extend (subject to the usual planning consents).

The property is located within the highly desirable South side of Epsom, less than a mile from Epsom railway station and town centre and just a short walk from the acclaimed Rosebery girls school and St Martin's primary school.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. The property benefits from a large central entrance hall, a spacious kitchen/breakfast room, triple aspect living room, separate bay fronted dining room, five well proportioned bedrooms, family bathroom with separate W.C and a further downstairs cloakroom.

The outside of the property doesn't disappoint either with a large driveway that provides parking for three cars, integrated garage that could also be converted into reception space, access to the rear via a side gate, and a secluded rear garden that enjoys a secluded aspect and measures 64ft x 51ft.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Sole agent

Tenure - Freehold
Council tax band - G

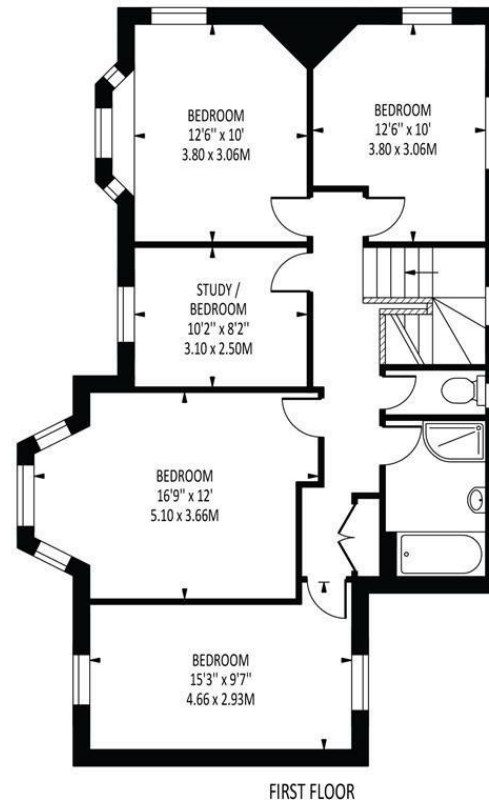
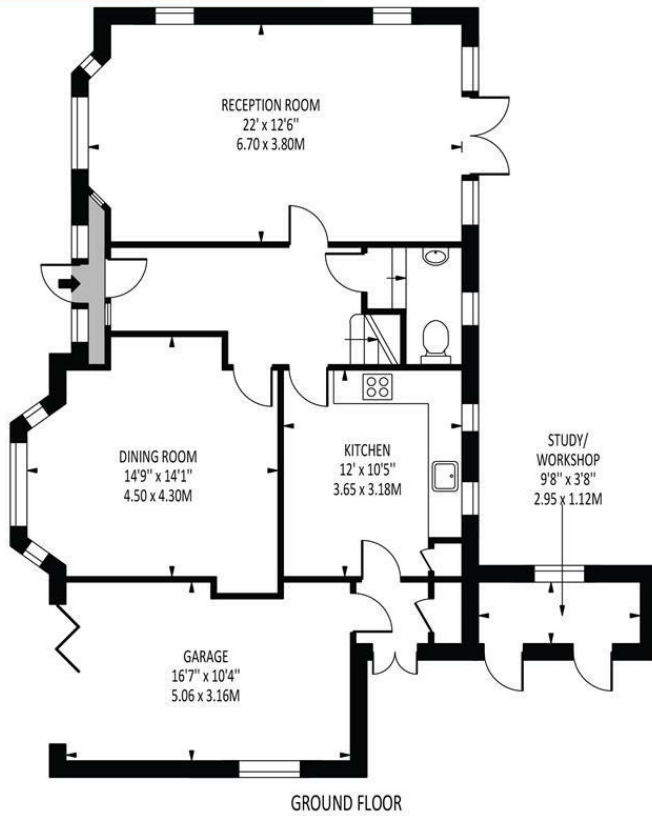




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Total Area: 1873 SQ FT • 174.04 SQ M
 (Including Garage & Study/Workshop)
 Garage Area : 169 SQ FT • 15.67 SQ M
 Study/Workshop Area : 36 SQ FT • 3.30 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		66	79

Disclaimer: For Illustration Purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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